

# PROGRAM INSTRUCTION

## MINIMUM RENT FOR 2026-2027

**Note: This Program Instruction replaces Program Instruction #2025-01 [HSA]**

This Program Instruction applies to the following:

- ✓ HSA Part VII Housing Providers (Provincial Reform)
- ✓ Rent Supplement – Social Housing Rent Supplement Program
- ✓ Rent Supplement – Commercial and Homelessness Prevention Program
- ✓ Former Federal Program Housing Providers (s. 15 1/27, s. 56 1/95)
- ✓ **Housing York**
  - Public Housing
  - HSA Part VII

## 1. Summary

The *Housing Services Act, 2011* and associated regulations set the minimum rent-geared-to-income (RGI) payable by tenants and co-operative members receiving RGI. From July 1, 2026, to June 30, 2027, the minimum rent is \$144, with two exceptions:

- A phased-in minimum rent applies to tenants and members paying RGI below this amount before July 1, 2026
- Minimum rent for Ontario Works (OW) and Ontario Disability Support Program (ODSP) benefit units consisting of one person is the rent scale amount for that benefit unit

## 2. Background

Minimum rent rules are set by *O. Reg. 316/19*. Minimum rent is the lowest monthly RGI amount a tenant or member can pay.

A new program instruction is issued each spring outlining the updated minimum rent amounts for RGI reviews completed during the period of July 1 to June 30. This program instruction replaces [Program Instruction 2025-01: Minimum Rent for 2025-2026](#). Minimum rent program instructions from previous years are available upon request.

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### 3. Action Required

When completing an RGI review, housing providers must compare the calculated RGI to the applicable minimum rent for the unit. The calculated RGI is the base amount of RGI, plus or minus standard utility charges and allowances. If the calculated RGI is less than the minimum rent, the RGI must be increased to the minimum rent. Utility allowances cannot reduce RGI below the minimum rent.

Minimum rent applies to the entire household. It does not apply to individual family or benefit units within the household. Any additional charges, including parking and sector support, are added after the calculated RGI is compared to the minimum rent.

### MINIMUM RENT AMOUNTS FOR 2026/27

The minimum rent amount applied during an RGI review varies based on a tenant or member’s current RGI amount. Any increase to minimum rent is implemented at the next RGI review taking effect between July 1, 2026 and June 30, 2027. It is not applied on July 1.

Table 1 summarizes minimum rent scenarios for the period of July 1, 2026 to June 30, 2027.

**Table 1  
Minimum Rent Scenarios**

Scenario	Minimum Rent between July 1, 2026 and June 30, 2027
1. Tenants/members moving in on or after July 1, 2026	<ul style="list-style-type: none"> <li>Minimum rent is \$144</li> </ul>
2. Tenants/members currently paying calculated RGI	<ul style="list-style-type: none"> <li>Minimum rent is \$144</li> </ul>
3. Tenants/members paying the 2025/26 minimum rent of \$142 before July 1, 2026	<ul style="list-style-type: none"> <li>Minimum rent is indexed to \$144 if a tenant/member continues to pay minimum rent at their annual review</li> </ul>
4. Tenants/members paying the phased-in minimum rent of \$133 before July 1, 2026	<ul style="list-style-type: none"> <li>Minimum rent is increased by \$8 to \$141 if a tenant/member continues to pay minimum rent at their annual review</li> <li>If at any time calculated RGI increases above \$144, the phase-in no longer applies; the tenant/member is subject to the minimum rent of \$144, or the applicable minimum rent for that year, for future RGI calculations</li> </ul>

Scenario	Minimum Rent between July 1, 2026 and June 30, 2027
5. Tenants/members paying calculated RGI above the 2025/26 phased-in amount (\$133) and below the 2026/27 minimum rent (\$142) before July 1, 2026	<ul style="list-style-type: none"> <li>• A tenant/member continues to pay calculated RGI until the phased-in minimum rent exceeds calculated RGI</li> <li>• If at any time calculated RGI increases above \$144, phase-in no longer applies; the tenant/member is subject to minimum rent of \$144, or the applicable minimum rent for that year, for future RGI calculations</li> </ul>
6. Ontario Works (OW) benefit unit of one paying RGI at scale (non-benefit income under the limit)	<ul style="list-style-type: none"> <li>• Minimum rent is the scale amount for OW-1 of \$85</li> </ul>
7. Ontario Disability Support Program (ODSP) benefit unit of one paying RGI at scale (non-benefit income under the limit)	<ul style="list-style-type: none"> <li>• Minimum rent is the scale amount for ODSP-1 of \$109</li> </ul>
8. All other OW/ODSP benefit units	<ul style="list-style-type: none"> <li>• Minimum rent rules apply as outlined in scenarios 1-5 above</li> </ul>

**Authority:** *Housing Services Act, 2011, s.50*  
*O. Reg. 316/19, s. 2*

Please contact your Program Coordinator with any questions.

May 2026

This notice will be available in an accessible format or with communication supports upon request from 1-877-464-9675 ext. 72119

**Effective Date:** July 1, 2026

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